

HO- 795

Bender/Binder Farm

6771 Dorsey Road

Dorsey vicinity

Description:

The Bender/Binder Farm is located at 6771 Dorsey Road near Dorsey in eastern Howard County, Maryland. The farm consists of a frame house, a frame barn, and a brick outbuilding of unknown function. The house faces southwest toward the road and is a 2 1/2-story, five-bay by three-bay frame structure built in at least three stages, with asbestos shingle siding over brick-pattern asphalt, all over weatherboards. The main block has a concrete foundation. It has a gable roof with a northwest-southeast ridge and asphalt shingles on the main block, though the shingles are mostly gone from the roof with some asphalt roll roofing in place. There is standing seam metal on the wing, with an interior brick chimney in the center. There is a shed-roofed dormer with three one-over-one sash. On the first story, the southeast end has been opened up to make one room with a modern kitchen. This section appears to have been added circa 1910 to 1930. The northwest half of the wing, or center room, has also been opened up to make one room. The main block is divided into three rooms, one to the southwest with carpet, paneling, and ceiling tiles, and with hollow core doors. There is concrete floor laid throughout the main block. The walls are a heavy timber mortise and tenon and pinned frame with two-story posts that have interrupted girts set between the posts. The interior walls were furred out and paneled circa 1966. Beneath the paneling are the original walls, which have 1-inch by 4-inch horizontal boards that are trenched into the posts and nailed into them with mature cut nails. There is a clay and straw infill between and behind these boards, and this clay infill was stamped with a rectangular tool, which appears to have created a scratch coat for the final finish coat of plaster over top of it. There are numerous coats of whitewash, several of which are pigmented blue, on top of the finish coat of plaster. All of the exterior walls of the main block are treated in the same manner with the clay and straw infill behind the horizontal boards.

Significance:

The Bender/Binder Farm is located on part of the property owned by local farmer Septimus Hopkins. Hopkins sold two parcels, totaling just over 13 acres, to Simon Bender for \$600 in 1866. The relatively low price for the farmland suggests that it held no significant structures. George Simon Bender was born in Baden, Germany, in 1823 and came to the United States c. 1849. No occupation was listed for Bender in 1860, but ten years later he was listed as a farmer. Based on the combination of earlier construction details the building seems to have been built c. 1866, when Binder bought the property. The house is the most unusual, and is perhaps even unique in Howard County, though some of its features raise the question of whether it was built as a dwelling. The building had two doors and no windows on its southeast gable end, two windows on both sides, and one in the rear. It had a 28 foot front and was 20 feet deep. An addition was made to the "front" of the building with cut nails holding the plaster lath to the German siding, and apparently the addition was living space. The Waterloo area of Howard County

reportedly had a large influx of Germans in the mid-nineteenth century, of which Bender would seem to be one. Whether the details of this building reflect the traditions of his native region, or that of another expatriate in the area whom he hired to construct the building, is difficult to say at this time. The property remained in the family until 2005, when sold for development. It is scheduled to be demolished in 2008.

# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

### 1. Name of Property (indicate preferred name)

historic Bender/Binder Farm  
other

### 2. Location

street and number 6771 Dorsey Road not for publication  
city, town Dorsey X vicinity  
county Howard

### 3. Owner of Property (give names and mailing addresses of all owners)

name Deerpath Rock LLC, Binder Rock LLC  
street and number 6800 Deerpath Road, Suite 100 telephone 410-579-2442  
city, town Elkridge state MD zip code 21075

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse tax map and parcel: 37, 375  
city, town Ellicott City liber 9217 folio 52

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report  
☐ Other

### 6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing Noncontributing	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<input type="checkbox"/> 3 <input type="checkbox"/> 0 buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> 0 <input type="checkbox"/> 0 sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> 0 <input type="checkbox"/> 0 structures
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/> 0 <input type="checkbox"/> 0 objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/> 0 <input type="checkbox"/> 0 Total
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> 3 <input type="checkbox"/> 0
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory  
3

## 7. Description

Inventory No. HO-795

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

#### Summary:

The Bender/Binder Farm is located at 6771 Dorsey Road near Dorsey in eastern Howard County, Maryland. The farm consists of a frame house, a frame barn, and a brick outbuilding of unknown function. The house faces southwest toward the road and is a 2 1/2-story, five-bay by three-bay frame structure built in at least three stages, with asbestos shingle siding over brick-pattern asphalt, all over weatherboards. The main block has a concrete foundation. It has a gable roof with a northwest-southeast ridge and asphalt shingles on the main block, though the shingles are mostly gone from the roof with some asphalt roll roofing in place. There is standing seam metal on the wing, with an interior brick chimney in the center. There is a shed-roofed dormer with three one-over-one sash. On the first story, the southeast end has been opened up to make one room with a modern kitchen. This section appears to have been added circa 1910 to 1930. The northwest half of the wing, or center room, has also been opened up to make one room. The main block is divided into three rooms, one to the southwest with carpet, paneling, and ceiling tiles, and with hollow core doors. There is concrete floor laid throughout the main block. The walls are a heavy timber mortise and tenon and pinned frame with two-story posts that have interrupted girts set between the posts. The interior walls were furred out and paneled circa 1966. Beneath the paneling are the original walls, which have 1-inch by 4-inch horizontal boards that are trenched into the posts and nailed into them with mature cut nails. There is a clay and straw infill between and behind these boards, and this clay infill was stamped with a rectangular tool, which appears to have created a scratch coat for the final finish coat of plaster over top of it. There are numerous coats of whitewash, several of which are pigmented blue, on top of the finish coat of plaster. All of the exterior walls of the main block are treated in the same manner with the clay and straw infill behind the horizontal boards.

#### Description:

The Bender/Binder Farm is located at 6771 Dorsey Road near Dorsey in eastern Howard County, Maryland. The farm consists of a frame house, a frame barn, and a brick outbuilding of unknown function.

#### House - exterior

The house faces southwest toward the road and is a 2 1/2-story, five-bay by three-bay frame structure built in at least three stages, with asbestos shingle siding over brick-pattern asphalt, all over weatherboards. The main block has a concrete foundation. It has a gable roof with a northwest-southeast ridge and asphalt shingles on the main block, though the shingles are mostly gone from the roof with some asphalt roll roofing in place. There is standing seam metal on the wing, with an interior brick chimney in the center. The southwest elevation of the main block, on the first story, has paired one-over-one sash to the west and a single one-over-one sash to the south, both with head-cut trim. The second story has two one-over-one sash, and there is a boxed eave. There is a shed-roofed dormer with three one-over-one sash. The southwest elevation of the wing has a one-over-one sash with head-cut trim in both the west and center bays of the first story, and a door between these windows that has four lights over three lying panels. There is a one-story, one-bay porch that has four boxed posts (one of which is now on the ground) constructed with wire nails. The porch has an open soffit with circular-sawn 2 by 6s. The west end has wood shingles under the siding. The porch deck is concrete. The second story of the wing has no opening in the center, with a two-over-two double-hung sash to the side, and these have head-cut trim. The boxed eave follows the pitch of the rafters.

The northwest elevation of the main block has a typical one-over-one sash set to the north on the first story, with nothing in the center bay and paired typical one-over-one sash to the west. The second story has three typical one-over-one sash, and the gable end has a single typical one-over-one sash. The northeast elevation of the main block, on the first story, has a door to the east that has four lights over three lying panels, and there is a typical one-over-one sash in the north bay. The second story is covered by a tarp that covers much of the roof. The wing has a shed-roofed addition on the northwest half of it, and this addition has a concrete foundation. The first story has a one-over-one sash with modern trim set to the east and nothing to the north. There is an exterior brick chimney in the north corner with the main block. The second story of the wing has no opening to the east and has a modern one-over-one sash to the north. The southeast half of the wing has a one-story shed-roofed addition with paired modern one-over-

# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

Name Bender/Binder Farm

Continuation Sheet

Number 7 Page 1

one sash. The second story has no opening. The southeast elevation of the wing is one bay with a typical one-over-one sash on both the first and second stories and a vent in the gable end. There is a one-story addition on the northeast that has a door with six lights over two lying panels. The two-story addition on the northeast has a modern one-over-one sash on the second story. The gable end of the main block has a typical one-over-one sash.

### House - interior

The basement has only an exterior access, was originally a crawlspace that was later excavated, and is under the southeast half of the wing only. All of the framing here is dimensional lumber.

On the first story, the southeast end has been opened up to make one room with a modern kitchen that has linoleum on the floor, plaster on circular-sawn lath on the walls, and 2 by 4 circular-sawn studs. The architrave is mitered and has a beaded interior edge. The front, or southwest door, is hung on butt hinges with ball finials. This section appears to have been added circa 1910 to 1930. The northwest half of the wing, or center room, has also been opened up to make one room. It has carpeting, paneling and ceiling tiles. The northeast end has a dogleg stair with knotty pine paneling, and dimensional lumber in this room. The southwest wall has circular-sawn lath with cut nails, a 4 by 6 corner post in the wall set against the main block that is very termite eaten and has a downbrace about 4 feet high that is toe-nailed to the post with cut nails. The northwest wall has plaster on diagonal lath fastened with cut nails. The lath is both sash-sawn and circular-sawn. The plaster has a blue pigmented whitewash on it and then wallpapers over top of it and finally paneling covering it. The plaster lath is nailed to German siding which appears to be darkly weathered and not painted. The siding is fastened with cut nails, and the clay filling in the main block (see below) is pressed right up against the siding, suggesting that they are both of the same original period of construction.

The main block is divided into three rooms, one to the southwest with carpet, paneling, and ceiling tiles, and with hollow core doors. The north room has linoleum, paneling, ceiling tiles, and is rotted in the north corner. There is also heavy mold here. The east room has two steps down to a concrete floor, with sheetrock on the walls, and there is a furnace and laundry here. There is concrete floor laid throughout the main block. The walls are a heavy timber mortise and tenon and pinned frame with two-story posts that have interrupted girts set between the posts. The interior of the main block measures 19 feet, 6 inches from southeast to northwest and 27 feet from southwest to northeast. The posts are roughly 5-6 inches square and are still partly in the round. They are spaced 3 feet, 4 inches to 3 feet, 11 inches on centers, and there are downbraces from the corner posts, where they meet the girts. The first story girts are 4-1/2 inches tall with the joists set on top of them, and the joists do not appear to be notched to lap over the girts.

The interior walls were furred out and paneled circa 1966, and there is a 1965 calendar that was used as a shim for some of the southeast wall furring. Beneath the paneling are the original walls, which have 1-inch by 4-inch horizontal boards that are trenched into the posts and nailed into them with mature cut nails. There is a clay and straw infill between and behind these boards, and this clay infill was stamped with a rectangular tool approximately 1/4 inch wide by 3/4 inch long, with the stamping being set repeatedly next to it in rows, with at least three rows between the horizontal boards. This stamping appears to have created a scratch coat for the final finish coat of plaster over top of it. There are numerous coats of whitewash, several of which are pigmented blue, on top of the finish coat of plaster. All of the exterior walls of the main block are treated in the same manner with the clay and straw infill behind the horizontal boards.

The doorway on the southeast side of the southwest room has posts with the horizontals trenched part way into the posts and not across their entire face, suggesting that this was always a doorway. The window on the southwest elevation, in the south bay, is treated similarly, with the horizontal half trenched at the top and completely trenched across the bottom faces. There is no evidence of studs in the first story walls of this structure. The posts are all hewn, though there are rough saw marks on the jambs of the door posts that appear to be pit sawn. These marks are probably actually the result of cutting through this space at a later date in a rough way, and not that this is reused or early pit-sawn material. This doorway appears to have been lathed and plastered over, then the opening cut back through at a later date (probably circa 1966). There is a heavy girt in the center of the main block that



# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

Name Bender/Binder Farm

Continuation Sheet

Number 7 Page 2

runs northwest-southeast. The joists run northwest-southeast, are circular-sawn 4 by 6s, and are spaced 27-29 inches on centers. They have a creosote buildup, and the floor above does as well; this was apparently always exposed until the ceiling tiles were put up. There is no summer beam beneath the center of these joists. The north room ceiling has round log joists that were flattened on the top and bottom, with circular-sawn flooring above, and all of this has layers of whitewash on it. It is not clear why this construction is different.

The southwest wall has a double window in the west bay with a post to the south side of it that is trenched for the horizontal boards. There are another two posts that are cut out for the existing double window, with a stud at the west end of the window that is added and has wire nails. Because both posts are missing at the bottom, it is not possible to tell if there was a window here, but there was definitely not a door in this location. On the northwest wall, the west post is trenched and the next post is cut off for a double window. There was clearly no window in this location, either. Around this window is part of a News American newspaper dated 30 January 1966. There is a post to the north of the double window that is trenched only on the north side and is hewn flat on the south face for an earlier window. This post is partly in the round below the sill. The girt in the wall was cut out because the post was cut, and the girt was replaced with a reused piece that is chamfered and wire-nailed. To the north of the partition wall in the northwest wall, the posts are trenched and there was never any window in this location. There was another door on the southeast elevation, to the east of the partition wall, and this opening still has a round hasp on the south jamb and a jamb board on the east with butt hinge mortises that have three screw holes each. The round hasp is not a catch but is more like something to hook a hasp on. The northeast elevation east end is now a doorway but was originally a window. The lath is not trenched all the way across the top but it is at the bottom.

It was not possible to determine where the stairway originally may have been. There is no evidence in the north corner room, though the joists are spaced far apart here (34 to 43 inches on centers), as there is no apparent patching in the floor. The east corner ceiling was not accessible because of mechanical equipment and ductwork covered with plywood. The center girt runs the whole length of the building from southeast to northwest, and apparently the northwest end is set on top of the post to act as a tie beam. This post has an unpainted section on it, and it appears that there must have been a center wall here, but it appears that this wall did not extend to the southeast wall as the southeast post appears to be completely painted. This post is not completely accessible because of new wall framing, but a lot of it is exposed.

The second story has a passage in the center that runs northwest-southeast, with two small steps down into the main block from the wing. The main block has carpeting, drywall, head-cut trim with a natural finish that appears to be pine, textured ceiling with boxed beams that run northeast-southwest, and one chamber on the southwest, one in the north corner, and a small one with the attic staircase in the east corner. The north chamber is deteriorated and has diagonal floor or subfloor. The interior partition walls on the second story are reused painted 2 by 4s with wire nails. The southwest wall of the southwest chamber was opened up and also has horizontal boards with clay infill matching the first story. The boards are nailed to nailers on the sides of the posts on each side of the windows, and everything is whitewashed. These horizontal boards are 1 inch by 2-1/2 inches. There is a stud in the center of this section of wall and it is circular-sawn and about 3-1/2 inches wide. It is toe-nailed to the plate with a rusted nail. The plate sits on top of the posts. The clay filling passes over the stud, hiding it in the wall, and the clay has cracked on either side of the stud. The beams are actually boxed-in hewn joists that run northeast-southwest and are 5-1/2 inches wide by 4-1/2 inches deep. They are spaced 31-1/2 to 35-1/2 inches on centers. The stairs to the attic are constructed with thick stringers that are trenched for the treads and are wire-nailed, but there are holes for earlier cut nails, with square holes where the heads were, and there are also a lot of hammer marks on both sides of the stringers. This indicates that the stairway was probably taken apart and put back together, most likely when it was moved to this location. When the drywall was added to the second story, the walls were furred out and shimmed with used shingles that are riven and shaved, are 18 inches long with a 6-inch weather, and have square nail holes. It is not certain where these shingles came from.

The second story of the wing has a chamber to the southwest, a chamber to the southeast, and a bathroom to the northeast of the

# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

Name Bender/Binder Farm

Continuation Sheet

Number 7 Page 3

center passage. The southeast half of the wing trim matches the first story. There is a door here with four panels that have sunken double fields, and it has a plain cast iron rim lock with a mineral knob and cast iron foliate butt hinges with acorn finials. The northwest half of the wing has drywall, modern trim, and hollow core doors.

The main block attic has circular-sawn rafters that are 3 inches by four inches and are spaced 34-1/2 to 37-1/4 inches on centers. They have collar beams that are nailed to the sides of the rafters with wire nails, and there is an open-faced bridle and peg at the ridge. The rafters support solid board sheathing. The studs on the northwest wall are still in the round, or partly so. The attic floor has patching in it, and it is not possible to be certain where the stairway originally was.

There is a wood mantel in storage here that has reeded pilaster strips with moulded bases, simple block brackets with reeds on the face and reeding on the frieze. The bed mould has a quirked ogee and bevel with one row of applied imbrication moulding below it. The inner and outer edges of the mantel are chamfered and the mantel shelf is plain. This mantel probably dates to circa 1890 to 1920. The dormer was added later and is constructed of dimensional lumber with wire nails. The collar beams were added at the time the dormer was added. The attic in the wing is accessible from the main block attic, and there is circular-sawn dimensional lumber that appears to have all been constructed at one time. The rafters are mitered and butted at the ridge.

### Barn

There is a banked barn located about 40 feet southeast of the house. It is a two-story, three-bay by two-bay frame structure with board-and-batten siding, a rubble stone foundation that is banked into the hill on the southwest, and a gable roof with a northwest-southeast ridge and flat metal roofing. The siding was fastened with some cut nails, with wire nails added to it. There is a one-story, shed-roofed wing on the northwest end that has a flat seam metal roof. The southwest elevation has roll-up doors in the west and center bays and a steel door in the south bay. The shed has a roll-up wood door with six lights over 18 panels, with a fixed door to the west of it that has six lights over three square panels over three tall panels. There is metal screening in the end of the building. The southeast elevation has two fixed eight-light sash. The northeast elevation is open on the lower story. The upper story has fixed eight-light sash in the center with a pair of doors on butterfly hinges below it. The shed has a rubble stone wall with concrete patching, with a two-over-two sash to the east and a six-over-two sash to the north. On the northwest elevation, the shed has six lights over three square panels over three tall panels to the north. In the west bay is an infill opening with two two-light sash over German siding and weatherboards. There is no opening in the gable end of the barn.

The lower story of the barn has two summer beams that are hewn on top and bottom and run northeast-southwest. The summers are set on large logs that are in the round and are creosoted and set on concrete footers. There are 3/4 round log joists that run northwest-southeast and lap at the summer beams. The southeast wall has a door or window opening in the center. The southwest wall has a sash in the south bay, while the west bay is hidden by a substantial quantity of automotive debris and cannot be seen. The southwest has a ramp now across all three bays on the exterior, but clearly did not have this originally. The upper story has been heavily altered to convert the building to an automotive repair garage, with a well in the floor in the center bay. The barn has a hewn heavy timber, mortised, tenoned and pinned frame with dropped girts and a single center post, and has upbraces. The rafters are sawn 2 by 6s that are mitered at the ridge, with gussets and a collar nailed to every other pair of rafters. The rafters have wide board sheathing with gaps between the boards. There are three-quarter-round log horizontal beams on the northwest and southeast ends that are mortised, tenoned and pinned to the posts. The center bay where the wagon doors probably were originally have been excessively cut up for the garage door. There were upbraces from the posts to the plate on the southwest wall in the center bay.

### Brick Outbuilding

There is a small brick shed located about 30 feet from the house. It is constructed of 7 to 1 common bond and has a gable roof with flat metal roofing, and a northwest-southeast ridge. The southeast elevation has a five-lying-panel door with a three-light transom. There is no opening on the southwest elevation and an addition on the northeast elevation. The building is one story and one bay by one bay. The northwest elevation gable end has board-and-batten siding with wire nails and a three-light fixed sash.

# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

Name Bender/Binder Farm

Continuation Sheet

Number 7 Page 4

---

The interior has 2 by 4 rafters that are mitered at the ridge, with nailed collar beams and board sheathing. There are wood shelves on the northeast wall. There is no evidence that this was used for a smokehouse, but its function is not clear.



## 8. Significance

Inventory No. HO-795

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input checked="" type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates

N/A

Architect/Builder

N/A

Construction dates

c. 1866

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

### Summary:

The Bender/Binder Farm is located on part of the property owned by local farmer Septimus Hopkins. Hopkins sold two parcels, totaling just over 13 acres, to Simon Bender for \$600 in 1866. The relatively low price for the farmland suggests that it held no significant structures. George Simon Bender was born in Baden, Germany, in 1823 and came to the United States c. 1849. No occupation was listed for Bender in 1860, but ten years later he was listed as a farmer. Based on the combination of earlier construction details the building seems to have been built c. 1866, when Binder bought the property. The house is the most unusual, and is perhaps even unique in Howard County, though some of its features raise the question of whether it was built as a dwelling. The building had two doors and no windows on its southeast gable end, two windows on both sides, and one in the rear. It had a 28 foot front and was 20 feet deep. An addition was made to the "front" of the building with cut nails holding the plaster lath to the German siding, and apparently the addition was living space. The Waterloo area of Howard County reportedly had a large influx of Germans in the mid-nineteenth century, of which Bender would seem to be one. Whether the details of this building reflect the traditions of his native region, or that of another expatriate in the area whom he hired to construct the building, is difficult to say at this time. The property remained in the family until 2005, when sold for development. It is scheduled to be demolished in 2008.

### Significance:

The Bender/Binder Farm is located on part of the property owned by local farmer Septimus Hopkins, shown on the 1860 Martenet Map of Howard County as having three properties with buildings in the area on the east side of Washington Boulevard. Hopkins sold two parcels, totaling just over 13 acres, to Simon Bender for \$600 in 1866. The relatively low price for the farmland suggests that it held no significant structures, but the records are no real help in verifying this assumption, since Bender does not show up in the transfer book between 1864 and 1869. George Simon Bender was born in Baden, Germany, in 1823, and probably married his wife, Anna Margarite, in Germany, since she was born the same year as he was, in Saxe Coburg. Bender came to the United States c. 1849. No occupation was listed for Bender in 1860, but ten years later he was listed as a farmer. All of his land was improved and his farm products were valued at \$300 a year, but no other details were given. This could have been due to the language barrier. In the 1870s Bender acquired an additional 34 1/2 acres near his farm. In 1880 George Simon Bender was mistakenly called Henry Bender in both the census and the agricultural census. He owned four milch cows and two other cattle, three hogs, 30 barnyard fowl that produced 200 dozen eggs a year, and had six acres in corn, three in rye, one in potatoes, and two acres of an apple orchard containing about 100 bearing trees. Though his farm was small, at 48 acres, he still had a diversified operation that was rather typical for Howard County after the Civil War. This pattern was common in the piedmont among German farmers. (1)

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No HO-795

Name Bender/Binder Farm

Continuation Sheet

Number 8 Page 1

In 1876 Bender was assessed for improvements worth only \$100, and the only record of other improvements was in 1896, when he apparently added a new barn, worth \$375, and other improvements worth \$100. He shows up on the 1878 Hopkins Atlas of Howard County in the location of the existing house and barn, and was presumably living here from about the time he bought the property. Given the low value of whatever buildings were standing, it seems possible that something insubstantial was on the property when Hopkins sold it to Bender. However, the existing structures must date back to Bender's ownership, based on their construction details. The house is the most unusual, and is perhaps even unique in Howard County, though some of its features raise the question of whether it was built as a dwelling. (2)

The building has a heavy-timber frame of two-story hewn posts with girts tenoned between them, and downbraces that meet where the post and girt meet. The exterior had German siding with cut nails, and the interior has sash-sawn 1 by 4s trenched into the posts and nailed with cut nails. There is about 6 inches of space between the horizontals, where a clay and lime mixture with a straw binder was pushed in to completely fill the walls. While the clay was wet it was pressed with a tool to create a scratch coat for a finish layer of plaster. The plaster is flush or slightly recessed below the level of the horizontal boards, and it all was heavily whitewashed. This remained exposed until 1966, when all of the walls were paneled. The second story was treated the same way. The building had two doors and no windows on its southeast gable end, two windows on both sides, and one in the rear. It had a 28 foot front and was 20 feet deep. Scanty evidence suggests that the rear corner of the building was enclosed as a separate room. The ceiling was exposed joists and flooring, with circular-sawn 4 by 6 joists that run front to back and have what appears to be heavy soot. The walls, on the other hand, don't seem to have any soot. It was not possible to determine where the stairs originally were. An addition was made to the "front" of the building with cut nails holding the plaster lath to the German siding, and apparently the addition was living space. The roof of the main block has circular-sawn rafters with an open-faced bridle and peg at the ridge. There is no evidence of any chimneys in the building, though it was not possible to strip it all clean.

Based on the combination of earlier features, such as heavy timber construction and the open-faced bridle joints at the ridge, and the use of later materials such as circular-sawn material and German siding, the building seems to have been built c. 1866, when Binder bought the property. Having the doors on a gable end was unusual for a dwelling in Howard County before c. 1900, and two front doors, rather common in the German-settled areas of Maryland, was also unusual here. Where found, there were always windows flanking the front doors, but not in this instance. Also, most dwellings had a rear door, as well as two front ones, but again, not in this instance. The clay infill in the walls may be related to the use of brick nogging in earlier buildings for rodent and climate control, but at this time seems to be unique. Likewise, the method of holding the clay in place seems also to be unique. It is hard to believe that these walls could have been left exposed for 100 years in a dwelling, but they were definitely given a better finish, with a finish coat of plaster and innumerable coats of whitewash, than would be expected in a farm, commercial, or light industrial building. The framing techniques are not common for the tidewater area, and the timbers are lighter than would typically be found in a farm, commercial, or light industrial building. The lack of obvious partitions and the difficulty of locating a stair, as well as the complete reconstruction of the second story room partitions, makes it difficult to see this building as a dwelling.

The Waterloo area of Howard County reportedly had a large influx of Germans in the mid-nineteenth century, of which Bender would seem to be one. Whether the details of this building reflect the traditions of his native region, or that of another expatriate in the area whom he hired to construct the building, is difficult to say at this time. He had already been in this country for over 15 years, but some traditions die hard. Bender eventually assimilated, it would seem, because when he died in 1899 he was buried in the Trinity Episcopal Church cemetery. George Simon Bender left no will, and no inventory was made of his property. His widow, Anna, inherited it and died three years later. Her inventory only lists crops and livestock, telling us something about the farm but nothing about the existing house. She held three cows, a heifer, and five dozen chickens, and had crops of wheat, corn and hay. Bender's son, Henry, inherited all of the farming implements while their daughter, Barbara, inherited all of the

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No HO-795

Name Bender/Binder Farm

Continuation Sheet

Number 8 Page 2

livestock. The rest of the personal property was divided among all five children, as was the land. The seven-acre parcel with the buildings went to Barbara. She died in 1928 and left some of her land to her brother Henry, for life, and then to his children. Henry's son, Henry, received "the house wherein I now reside, on the road leading from the Baltimore and Washington Boulevard to Dorsey's Station, Baltimore and Ohio Railroad, and four acres around the same . . . ." The house was heated with oil stoves, but the inventory tells us little else about it. Her only livestock was four old roosters and 36 old chickens. (3)

Henry Binder retained the property until 1986, and it remained in the family until 2005, when sold for development. It is scheduled to be demolished in 2008.

### Notes:

1.) Howard County Commissioners, Transfer Book, 1852-71, Maryland State Archives. Simon J. Martenet, Martenet's Map of Howard County, Maryland (Baltimore, 1860). U. S. Bureau of the Census, District 1, Howard County, Maryland, 1860. U. S. Bureau of the Census, District 1, Howard County, Maryland, 1870, 1880. U. S. Bureau of the Census, Agricultural Census, District 1, Howard County, Maryland, 1870, 1880.

2.) Howard County Commissioners of the Tax, Assessment, District 1, 1876-96, Maryland State Archives. G. M. Hopkins, Atlas of Howard County, Maryland (Philadelphia, 1878).

3.) Howard County Genealogical Society, comp., Howard County Maryland Records, vol. 3 (Columbia, MD: Author, 1982). Anna Bender Estate, Will WHH 4-149, Inventory IS 9-552, Register of Wills, Howard County Circuit Court, Maryland State Archives. Barbara Bender Estate, Will MFB 7-100, Inventory MFB 13-111, Register of Wills, Howard County Circuit Court, Maryland State Archives.

## 9. Major Bibliographical References

Inventory No. HO-795

See continuation sheet.

## 10. Geographical Data

Acreage of surveyed property 4.26 A

Acreage of historical setting 13 A

Quadrangle name Savage

Quadrangle scale 1:24000

Verbal boundary description and justification

The boundaries consist of all of the property on tax map 37, p. 375, which encompasses all of the historic structures.

## 11. Form Prepared By

name/title Ken Short

organization Howard County Dept. of Planning & Zoning

date 9/17/2008

street and number 3430 Courthouse Drive

telephone 410-313-4335

city or town Ellicott City

state MD zip code 21043

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600

# Maryland Historical Trust

Inventory No. HO-795

## Maryland Inventory of Historic Properties Form

Name Bender/Binder Farm

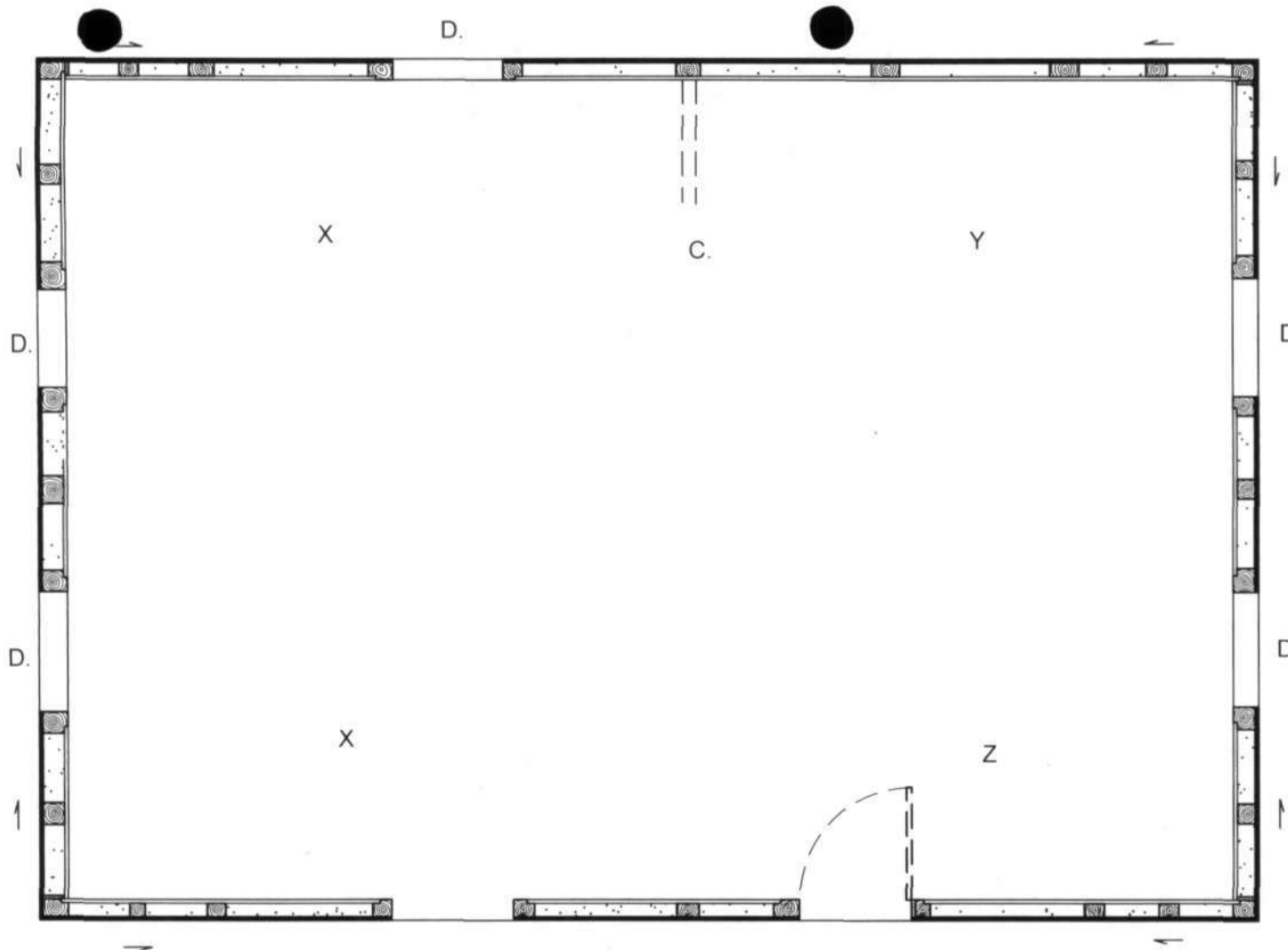
Continuation Sheet

Number 9 Page 1

---

See footnotes





NOTES:

A. FLOOR IS NOW POURED CONCRETE.

B. CEILING ORIGINALLY EXPOSED JOISTS & FLOORING WITH HEAVY SOOT LAYER AT X, WHITEWASH AT Y, NOT DETERMINABLE AT Z.

C. THIS WALL DID NOT EXTEND TO OPPOSITE POST, BUT ACTUAL EXTENT NOT DETERMINABLE.

D. NO EVIDENCE OF WHAT FILLED WINDOW OPENINGS.

E. INFILL IS CLAY/LIME MIX WITH STRAW BINDER.

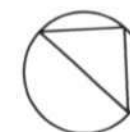
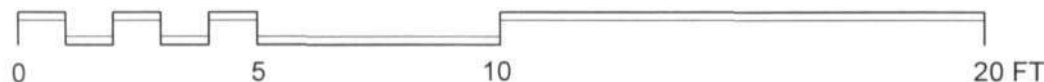
F. ALL POSTS TRENCHED ON INTERIOR FOR 1" x 4" HORIZONTALS WITH 6" OF SPACE BETWEEN THEM. HORIZONTALS ARE NAILED TO POSTS WITH CUT NAILS, LEFT EXPOSED AND WHITEWASHED FREQUENTLY.

G. BRACES MEET CORNER POSTS AT GIRTS AND EXTEND DOWN TO SILLS AT ADJOINING POSTS.

H. ALL POSTS ARE TWO STORIES TALL EXCEPT CENTER POSTS ON NW & SE WALLS, WHICH ARE TOPPED WITH A TIE BEAM. GIRTS ARE MORTISED AND TENONED AND PINNED BETWEEN THE POSTS.

I. EXTERIOR COVERING IS GERMAN SIDING.

J. LATER ADDITIONS ON SE ELEVATION NOT SHOWN.

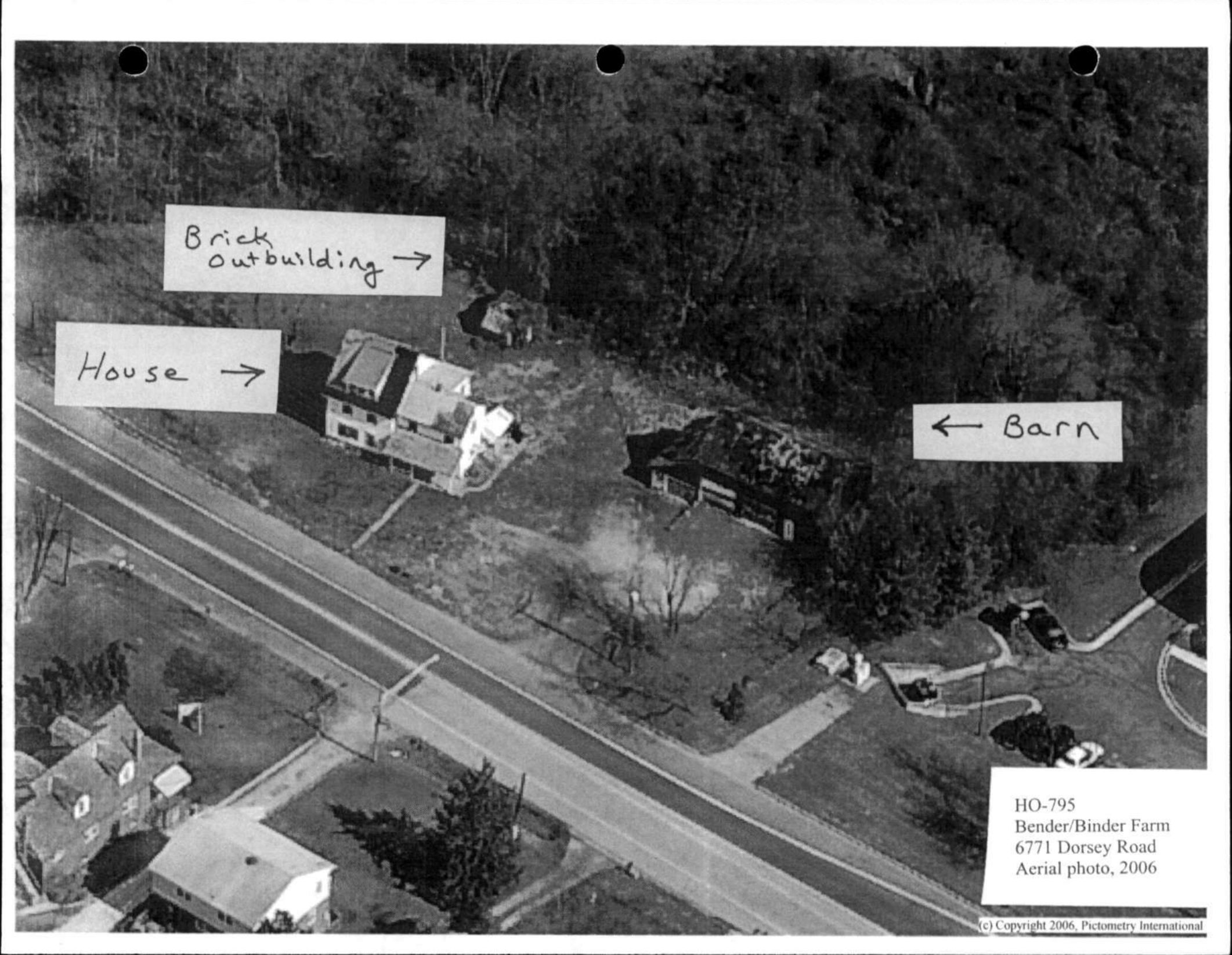


# HO-795 BENDER/BINDER PROPERTY 6771 DORSEY ROAD

FIRST FLOOR FRAMING PLAN -- MEASURED BY KEN SHORT AND CLAIRE BOMAN -- DRAWN BY KEN SHORT -- MAY 2008

**Bender (Binder) Farm (HO-795)**  
**6771 Dorsey Road**  
**CHAIN OF TITLE**

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
Robert Lee Binder Sharon Ann Binder/?	Deerpath Rock LLC/MD	5.31.2005	MDR 9217-52	Deed – fee simple	\$325,000	?	Parcel B on plat 6729
Henry N. Binder/?	Robert Lee Binder & Sharon Ann Binder (H/W)/?	7.31.1986	CMP 1620-46	Deed – fee simple	Love & Affection	?	LRB d. 10.2.1985 Parcel B
Daniel M. & Marshall H. Murray (H/W)/Howard	Henry N. & Leora R. Binder (H/W)	12.9.1957	RHM 308-531	Deed – fee simple	\$5.00	4.6 A	
Henry N. & Leora R. Binder; Ernest L. & Madeline E. Binder Roy D. Binder/Howard	Daniel M. Murray, Jr./?	12.9.1957	RHM 308-526	Deed – fee simple	\$5.00	7-2-17 ARP	H.B.D. d. 4.1.1951 (no metes & bounds)
Barbara N. Binder	Henry N. Binder (nephew)	1926	<u>Wills</u> MFA 7-100	Bequest		4A	House she resides in
Anna M. Binder	Barbara N. Binder (daughter)	10/9/1900	<u>Wills</u> WHH 4-149	Bequest		7-2-17 ARP	Lot 2 P/o deed to Geo. Simon Binder & wf. – 3 tracts
James R. Birckhead/Howard	George Simon Binder & wf. Anna Margarite	8.13.1890	56-224	Deed – fee simple	\$5.00	1) 9-2-26 2) 3-3-0 3) 34-1/2 A	3 parcels 1) on county road from Deep Run to Baltimore & Washington Turnpike 3) on Washington Turnpike p/o Troy
George Simon Binder & wf. Anna Margarite	James R. Birckhead/Howard	8.13.1890	56-221	Deed – fee simple	\$5.00	1) 9-2-26 2) 3-3-0 3) 34-1/2 A	3 parcels 1) on county road from Deep Run to Baltimore & Washington Turnpike 3) on Washington Turnpike p/o Troy
Septimus Hopkins/Howard	Simon Binder/Howard	3.9.1866	WWW 25-287	Deed – fee	\$600	Total: 13-1-26 1) 9-2-26 2) 3-3-0	2 parcels

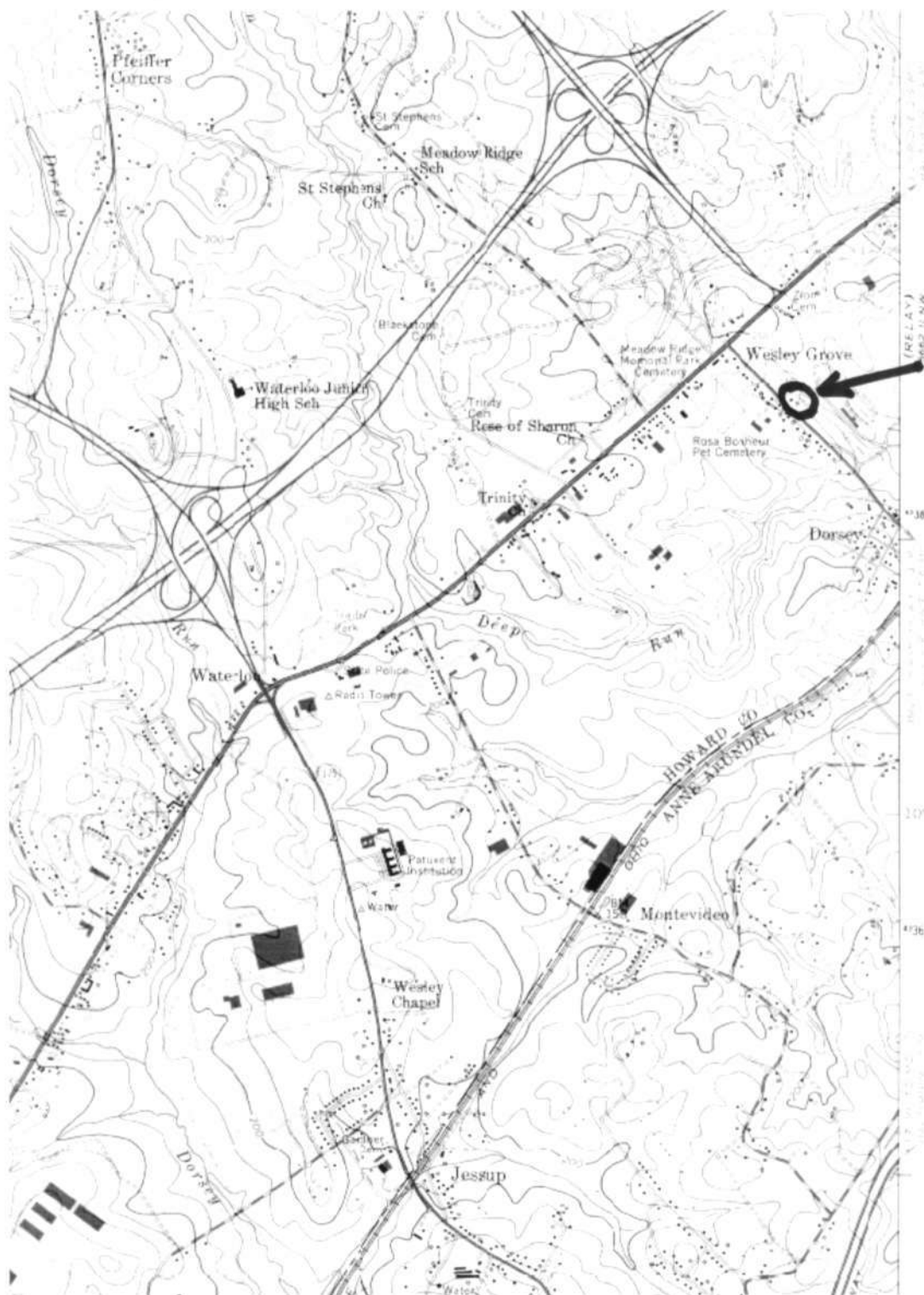
An aerial photograph of a farm property. A road runs diagonally from the bottom left towards the center. To the left of the road is a residential area with houses. To the right of the road is a large wooded area. In the center, between the road and the woods, are several buildings. Handwritten labels with arrows point to these buildings: 'Brick outbuilding' points to a small structure near the woods; 'House' points to a large, light-colored building; and 'Barn' points to a long, dark building. A small white box in the bottom right corner contains text identifying the location and photo date. A copyright notice is at the very bottom.

Brick  
outbuilding →

House →

← Barn

HO-795  
Bender/Binder Farm  
6771 Dorsey Road  
Aerial photo, 2006



HO-795  
 Bender/Binder Farm  
 6771 Dorsey Road  
 Savage Quad

HO- 795  
Bender/Binder Farm  
6771 Dorsey Road  
Howard County, Maryland  
Ken Short, photographer

Photo Log

Nikon D-70 camera  
HP Premium Plus paper  
HP Gray Photo print cartridge

HO-0795\_20080502\_01  
House, southwest & southeast elevations

HO-0795\_20080502\_02  
House, northwest & northeast elevations

HO-0795\_20080502\_03  
House, northeast & southeast elevations

HO-0795\_20080502\_04  
House, southwest room, view southeast

HO-0795\_20080502\_05  
House, southwest room, view southwest

HO-0795\_20080502\_06  
House, southwest room, view northwest

HO-0795\_20080502\_07  
House, southwest room, plaster detail

HO-0795\_20080502\_08  
House, attic stair

HO-0795\_20080502\_09  
House, mantel stored in attic

HO-0795\_20080502\_10  
Barn, southwest elevation

HO-0795\_20080502\_11  
Barn, northwest & northeast elevations

HO-0795\_20080502\_12  
Outbuilding, southwest & northwest  
elevations





◀ |||| Ho-795

Bender/Binder Farm

6771 Dorsey Rd.

Howard Co MD

Ken Skurt, photographer

1/12

5/2/08

House, southwest & southeast elevations



HO-795

Bender/Binder Farm

6771 Darsey Rd.

Howard Co. MD

Ken Short, photographer

2/12

3/2/08

House, northwest & northeast  
elevations





◀ |||| H0-795

Bender / Binder Farm

6771 Darsey Rd

Howard Co MD

Ken Short, photographer

5/2/08

3/12

House northeast & southeast  
elevations





HO-795



Binder / Binder Farm  
6771 Dorsey Rd.  
Howard Co. MD  
Ken Skart, photographer  
4/12

5-2-08

House, Southwest room, view  
southeast







Ho-795



Bender / Binder Farm  
6771 Dorsey Rd  
Howard Co. MD

Ken Short, photographer

5/12

5/2/08

House, southwest room, view  
southwest









HO-795



Bender / Binder Farm

6771 Darsey Rd

Howard Co. MD

Ken Shont, photographer

6/12

5/2/08

House, southwest room, view  
northeast





◀ |||| HO-795

Bender / Binder Farm

6771 Dorsey Rd

Howard Co. MD

Ken Shart, photographer

7/12

5/2/08

House, southwest room, plaster detail

||||▶



◁ |||| HO-795

Bender / Binder Farm

6771 Dorsey Rd

Howard Co, MD

Ken Skort, photographer

8/12

5/2/08

House, attic stair

|||| ▷







HO-795



Bender / Linder Farm

6771 Dursey Rd

Howard Co MD

Ken Short, photographer

9/12

5-2-08

House, mantel stored in attic







H0-795



Bender / Binder Farm  
6771 Dorsey Rd  
Howard Co. MD

Ken Skort, photographer

10/12

5-2-08

Barn, southwest elevation





HO-795

Bender / Bender Farm  
6771 Dorsey Rd  
Howard Co. MD  
Ken Skout, photographer

11/12

5-2-08

Darn, northwest + northeast  
elevations



◁ |||| H0-795

Bender / Binder Farm

6771 Darsey Rd.

Howard Co. MD

Ken Shant, photographer

12/12

5-2-07

Outbuilding, southwest + northwest  
elevations



HQ-795, Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County  
Ca. 1870  
Private

#### CAPSULE SUMMARY

The Binder Farm faces west on the east side of Dorsey Road just south of where Dorsey Road now makes a sharp turn to the south. The two-story frame house is surrounded by industrial parks and commercial development and stands, along with its associated outbuildings, as the lone reminder of the area's agricultural past. The original two-story, three-bay, small, single pile dwelling was augmented by a large frame addition on its north end probably around the 1930's. There is a capped well located directly behind the house and a small brick outbuilding located approximately 100 feet to the east of the main house close to the banks of a small creek. A large frame bank barn on a stone foundation is located to the south of the house.

The Binder Farm is significant under criteria A and C in the areas of architecture and agriculture. The remaining buildings are a representative example of the type of agricultural development that used to be quite common in the area but which has since been obliterated by industrial and commercial development. Architecturally, the barn is probably more significant than the house since the house has been heavily altered since it was first constructed. Bank barns are becoming increasingly rare in the county. But the house is a good example of the humble type of frame dwelling often constructed by farming families in the county. It is also an example of how those buildings were added onto and reused over time by different generations. The oldest portion of the structure still standing may date as early as the 1850's (see map evidence below) or it may have been constructed by the Binders in the 1870's. The large frame addition probably dates to around the 1930's.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HO-795

### 1. Name of Property (indicate preferred name)

historic Binder Farm  
other

### 2. Location

street and number 6771 Dorsey Road / Route 176 not for publication  
city, town Elkridge vicinity  
county Howard

### 3. Owner of Property (give names and mailing addresses of all owners)

name Robert and Sharon Binder  
street and number 6033 Hunt Club Road telephone 410-796-8547  
city, town Elkridge state MD zip code 21075

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse tax map and parcel: Map 37, P 375  
city, town Ellicott City liber 1620 folio 46

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report  
☐ Other

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	3
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	
<input type="checkbox"/> object		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	3
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

## 7. Description

Inventory No. HO-795

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Binder Farm faces west on the east side of Dorsey Road just south of where Dorsey Road now makes a sharp turn to the south. The two-story frame house is surrounded by industrial parks and commercial development and stands, along with its associated outbuildings, as the lone reminder of the area's agricultural past. The original two-story, three-bay, small, single pile dwelling was augmented by a large frame addition on its north end probably around the 1930's. There is a capped well located directly behind the house and a small brick outbuilding located approximately 100 feet to the east of the main house close to the banks of a small creek. A large frame bank barn on a stone foundation is located to the south of the house.

The original portion of the house is very modest in size. A side gabled roof covered with standing seam metal is pierced at the center of the ridge by an interior brick chimney. The frame structure is covered with asbestos siding which appears to be applied over brick-pattered asphalt shingles. The front door, glazed and paneled, is located in the central bay and is flanked on either side by a window. These windows are 1/1 double hung wood. On the second story, two more windows are vertically aligned above the first story windows but these two are 2/2 double hung wood windows and may be original to the house. A single-story, full width front porch spans the width of the original house. The shed roof is supported by four plain, square wood posts, each with a narrow, unadorned capital. The floor of the porch is concrete and the roof of the porch is covered with asphalt shingles. The building has a wide, but unadorned, eave overhang.

The south side façade of the original house has two windows, one on each story. The first story window is 1/1 double hung wood while the second story window is 2/2 double hung wood. A wooden vent is located in the gable and bulkhead access to the cellar is located along this wall. A one story, one room extension with a shed roof extends from the back (east) side of the house. This may be an early addition or it may an original kitchen. The south façade of this extension features a glazed and paneled door leading onto a concrete stoop, both of which are covered by an aluminum awning.

The east (rear) façade of the original house is mostly concealed by additions. The shed roofed one story extension spans the width of the first story of the original house. The visible portion of the second story of the original house is blank with no windows. But part of this story is also concealed by a second story that was added above the first story extension. There is a 2/2 double hung wood window on the east façade of this second story addition.

But by far the biggest addition is a large, frame, Craftsman-influenced structure added onto the northern end of the original building. This addition is two stories tall with a steeply pitched side gabled roof. This portion of the building is two bays wide and three bays deep. On the front of the addition, there are paired 1/1 wood windows and a single 1/1 double hung wood window on the first story. The second story has two more 1/1 windows, and a centered shed-roofed dormer has three more 1/1 wood windows. The north façade of the addition is three bays wide with three 1/1 wood windows on each story and a 1/1 window in the gable. The rear (east) façade of the addition has a glazed and paneled door and a 1/1 wood window on the first story and two more 1/1 wood windows on the second story. The NE corner of the roof of the addition is almost totally rotted away. The back walls of all the additions - the one story shed roofed addition, the two story addition beside it, and the big addition - are all flush and adjoining across the rear façade.

Interior access to the house was not permitted. It seems likely that the floorplan probably underwent major alterations when the large addition was made. The 1/1 windows and glazed and paneled doors in the original portion of the house match those in the large addition and indicate that some major reworking of the older house happened in the early 20th century. In fact, according to the current owner, a Binder family member, the interior of the original portion of the house has been completely altered over the years.

The house now sits on only an acre and a half of land, but remaining on the property are several original outbuildings. Approximately 100 feet behind the house down a small slope towards a creek is a small brick building, measuring approximately 5

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HO-795

Name Binder Farm

Continuation Sheet

Number 7 Page 1

---

feet by 7 feet. The brick is laid in 7:1 common bond and a steeply pitched gabled roof shelters the structure. One three-light window is located in each gable and a full size door is located on the south façade. A large frame, shed-roofed addition was made to this building's east wall. The addition is covered with tarpaper and both portions of the building are badly overgrown. The interior of the building was not examined. The original function of the brick building is unclear. The obvious choices would be a springhouse or a privy, but according to the current owner, the privy was located behind the barn and the spring was located on a neighboring parcel that now contains a Best Western hotel.

Two hundred feet south of the house is a large frame bank barn on a stone foundation. The building has received some major alterations in the 20th century. A shed roofed addition on a cinderblock foundation was made to the north end of the building (this was the chicken coop according to the current owner). Two large garage type doors were also added to the west façade. The building has board and batten siding and a gabled roof. The floor of the building is at ground level on the west side of the building but well above ground level on the east. There is no east wall to the foundation so that the space under the building could be used for storage. The space is currently filled with furniture, lumber, tires, etc. so a closer examination for possible dating evidence was not possible. Half-round joists, some with bark still on them, are visible, however. Double doors with a window above are located on the east (rear) façade of the main story of the barn.

## 8. Significance

Inventory No. HO-795

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

<b>Specific dates</b>	ca. 1870	<b>Architect/Builder</b>	unknown
<b>Construction dates</b>	ca. 1870		

Evaluation for:

☐ National Register      ☐ Maryland Register      ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Binder Farm is significant under criteria A and C in the areas of architecture and agriculture. The remaining buildings are a representative example of the type of agricultural development that used to be quite common in the area but which has since been obliterated by industrial and commercial development. Architecturally, the barn is probably more significant than the house since the house has been heavily altered since it was first constructed. Bank barns are becoming increasingly rare in the county. But the house is a good example of the humble type of frame dwelling often constructed by farming families in the county. It is also an example of how those buildings were added onto and reused over time by different generations. The oldest portion of the structure still standing may date as early as the 1850's (see map evidence below) or it may have been constructed by the Binders in the 1870's. The large frame addition probably dates to around the 1930's.

According to family history, the Binder family came from Germany and settled on land adjacent to the Washington Turnpike in 1866. This land was formerly owned by the Tubman family who had constructed a small log house on the property. The Binders purchased the property from Septimus Hopkins and erected the large bank barn shortly thereafter. (1) Simon Binder was one of the earliest family members to settle the area and was supposedly an early member of the nearby Trinity Church. The Binders must have done well for themselves and they supposedly built two more houses around 1900 that fronted on the Turnpike. These houses were apparently located where Rt. 100 now crosses Rt. 1 and are no longer standing. The Binders continued to own, and a family member continued to reside in, the original house on Dorsey Road. (2)

Research in the land records and wills of Howard County does seem to confirm the family's version of events. Simon Bender first appeared in the land records in 1866 when he purchased two adjoining tracts of land - one 9-acre parcel and one 3-acre parcel from Septimus Hopkins for \$600. George Simon Binder and his wife Anna purchased 34 1/2 additional acres in 1874 from Louisa and John Berry. The deed for this transaction notes that George Simon Binder is also known as Simon Bender. The 34 1/2 acre parcel was purchased for \$1500 and is described as being parts of two tracts, one called "Troy Resurveyed" and one called "The Isle of Ely." The northern boundary of the 34 1/2 acres was the Washington Turnpike and the western boundary was the eastern edge of the "county road leading to Dorsey's Station on the Washington Branch of the Baltimore and Ohio Rail Road." This county road is what is currently called Dorsey Road or Route 176. Given the proximity of the existing buildings to the county road and to the Washington Turnpike, it seems most likely that the land they sit on was part of this 1874 transaction. These 34 1/2 acres did come to the Berry's via the Tubman family (see attached chain of title). Unfortunately, since the number of acres conveyed was different every time the land changed hands it is not possible to determine when the original house or barn was built based on a noticeable price increase. It is entirely possible that the Tubmans had built a log house on the 34 acres that eventually came into the hands of the Binders in 1874.

The Binder property, with a structure on it, is clearly shown on the 1878 Hopkins map of Howard County. A house is shown in the location of the present house in between Dorsey Road, or "the road from the Washington Turnpike to Dorsey's Station", on the



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No HO-795

Name Binder Farm

Continuation Sheet

Number 8 Page 1

west and a small creek on the east. The house is labeled "Saml. Bender." This same structure also seems to be shown on the 1860 Martenet map of the county. In approximately the same location, a structure is shown that is labeled "S. Hopkins." Since it is known that the Binders bought land from Septimus Hopkins in 1866, it seems likely that there was in fact a structure on the property when they bought it. It is not, however, possible to tell whether the structure shown on the 1860 map is still standing as part of the existing house. It may be buried in there beneath layers of asphalt and asbestos but it seems highly likely that very little original material would remain. An intensive examination of the interior of the structure, particularly the basement and the attic, may reveal if any of the building dates to the 1860's and if it is in fact log as family history suggests.

It is not known what brought the Binders to Howard County. Many people that settled in the eastern part of the county around the railroad and the turnpike were somehow involved with the railroad or with some type of commerce, but there were also many who farmed for a living. Howard County remained largely agricultural well into the 20th century and the construction of the large bank barn beside the house indicates that the Binder's were involved in agriculture in some capacity. Whether or not they also conducted some sort of trade is unclear. Anna Bender died in 1900 and in her will she divided her property between her children. She had a survey done and laid out 5 lots of land. The farm complex was on Lot 2 which consisted of 7 acres and went to her daughter Barbara Binder. Anna's will also stipulated that Barbara was to receive all of her mother's cows, calves, and chickens while her son, Henry D. Binder received her "farming implements." When Barbara died in 1926 she left "the house wherein I now reside on the road leading from the Baltimore-Washington Boulevard to Dorsey's Station, Baltimore and Ohio Railroad" and four acres around it to her nephew Henry N. Binder.

In 2003, the property around the house has shrunk to an acre and a half and the house and barn are in need of repair. The property is surrounded by industrial and commercial development and the alignment of Dorsey Road has been altered so that it intersects with Route 1 at a traffic signal. In front of the house, the road is still in its original location but as it heads north it makes a sharp turn to the west before curving north again to meet Route 1. Binder Court is now located north of the house where the original alignment of Dorsey Road used to be and a hotel and a variety of business occupy the land that the Binders probably used to farm. The son of Henry N. Binder now owns the house and barn and the surrounding 1.5 acres along with his wife Sharon, but they do not live in the house and are trying to sell it. Unfortunately, when they succeed, what remains of the Binder Farm will probably come down to make way for another commercial or industrial business. In the meantime, the Binder Farm is a tangible reminder that the eastern edge of the county has not always been so industrial.

- (1) Research by Jack Baker, relayed by Sharon Binder, 8/13/03.
- (2) Conversation with Sharon Binder, 8/13/03.

## 9. Major Bibliographical References

Inventory No. HO-795

See continuation sheet.

## 10. Geographical Data

Acreage of surveyed property 1.5

Acreage of historical setting 34 +

Quadrangle name Savage

Quadrangle scale 1:24000

### Verbal boundary description and justification

Tax map 37, parcel 375. Most of the original acreage has been sold off and developed.

## 11. Form Prepared By

name/title Kristin Hill, Historic Sites Surveyor

organization Howard County Department of Planning and Zoning

date 8/15/03

street and number 3430 Court House Drive

telephone 410-313-4335

city or town Ellicott City

state MD zip code 21043

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HO-795

Name Binder Farm

Continuation Sheet

Number 9 Page 1

---

Howard County Land Records, Howard County Courthouse, Ellicott City. See attached chain of title for specific libers and folios.

Last Will and Testament of Anna Binder, Wills Liber 4, Folio 149, Howard County Register of Wills.

Last Will and Testament of Barbara Binder, Wills Liber 7, Folio 100, Howard County Register of Wills.

Conversation with Sharon Binder, August 13, 2003.

Hopkins, G.M. ATLAS OF FIFTEEN MILES AROUND BALTIMORE INCLUDING HOWARD COUNTY MARYLAND. Philadelphia, 1878.

Martenet, Simon. MARTENET'S MAP OF HOWARD COUNTY, MARYLAND. Baltimore, 1860.

HO-795  
Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANSACTION	COMMENTS
Henry Binder		Robert and Sharon Binder		July 1986	1620	46	Deed	Parcel B on Plat 6729 – “Plat of Henry and Leora Binder”, part of property conveyed from Daniel Murray to Henry Binder
Daniel and Marshall Murray	Howard	Henry and Leora Binder	Howard	Dec. 9, 1957	308	531	Deed	\$5 and other consideration, refers to the will of Anna Binder and Lot 2 described therein, 4.6 acres, part of the property conveyed from Henry Binder to Daniel Murray
Henry N. Binder, et al.	Howard	Daniel and Marshall Murray	Howard	Dec. 9, 1957	308	526	Deed	All of Lot 2 referred to in the will of Anna Binder, a total of 7 acres. Anna left Lot 2 to her daughter Barbara. When Barbara died in 1926, the property went to her brother Henry D. Binder who died in 1951. See the will of Anna Binder, Wills Liber 4, Folio 149 and the will of Barbara Binder Wills Liber 7, Folio 100. Anna's will contains a certificate of survey for her property which she says was purchased from James Brickhead in 1890, see Liber 56, Folio 224.

HO-795  
Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANSACTION	COMMENTS
James R. Brickhead (also spelled Birckhead)	Howard	George Simon Binder and Anna Binder	Howard	Aug. 13, 1890	56	224	Deed	Three parcels total. 9 acre parcel – part of “Old Man’s Folly”, 3 acre parcel adjoining it – part of “Pierpont”, and 34 ½ acre parcel – part of “Troy Resurveyed,” bounds on the Turnpike and the “county road leading to Dorsey’s Station on the Washington Branch of the Baltimore and Ohio Railroad.” Says the 9 acre and the 3 acre parcels are the same ones that were conveyed to George Simon Binder under the name Simon Bender by Septimus Hopkins in 1866 and the 34 ½ acre parcel was conveyed to George Simon Binder by Lousia Berry and John Berry in May 1874. It’s not clear how or why Brickhead came into possession of their land.
Lousia Berry (widow) and John B.N. Berry	Baltimore City	George Simon Binder	Howard	May 15, 1874	33	432	Deed	\$1500, 34 ½ acres, northern boundary of the parcel is the Washington Turnpike and the western boundary is the east side of the road to Dorsey’s Station. Part of the land conveyed from William and Willie Harding (formerly Tubman) to Berry.

HO-795  
Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANSACTION	COMMENTS
William and Willie Harding	Howard	Lousia Berry	Baltimore City	Feb. 20, 1871	30	566	Deed	\$3000, Parts of "Troy Resurveyed" and "The Isle of Ely" which were conveyed to Theodore Tubman in 1848 and 1857. The same parcel that was conveyed by Mary Tubman to Willie Harding, then Tubman.
Mary Tubman, S. Magruder Tubman, and Martha Tubman	Howard	Willie A. Tubman	Howard	Jan. 13, 1869	28	570	Deed	Part of "Troy Resurveyed" and "The Isle of Ely", 100 acres, \$10,000.
Septimus Hopkins	Howard	Simon Bender	Howard	March 9, 1866	25	287	Deed	One 9-acre parcel, part of "Old Mans Folly" and one 3-acre parcel, part of "Pierpont." \$600
John Tyson, Trustee	Howard District	Theodore Tubman	Howard District	Aug. 31, 1848	8	146	Deed	Tyson is appointed Trustee in court dispute regarding the land of Rosalie Calvert, wife of George Calvert, after her death. Land consists of 500 acres, parcels named Troy, The Isle of Ely, The Grecian Siege, and Brothers Addition. Tubman buys 300 acres of it for \$3000. Deed mentions a plat of the 500 acres drawn by Charles Stewart and filed in the Chancery Court.



stream

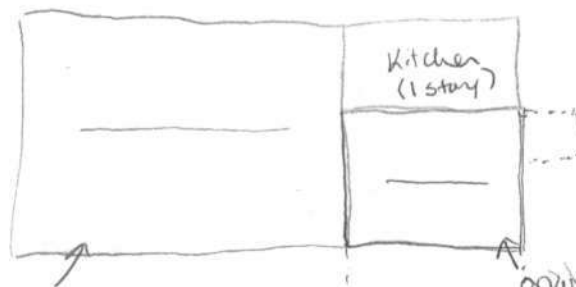
brick  
outbuilding

frame  
addition



chicken  
coop  
addition

bank barn



20<sup>th</sup> c. addition

original house

Binder Court

Dorsey Rd. (Rt. 176)

Dorsey Rd.

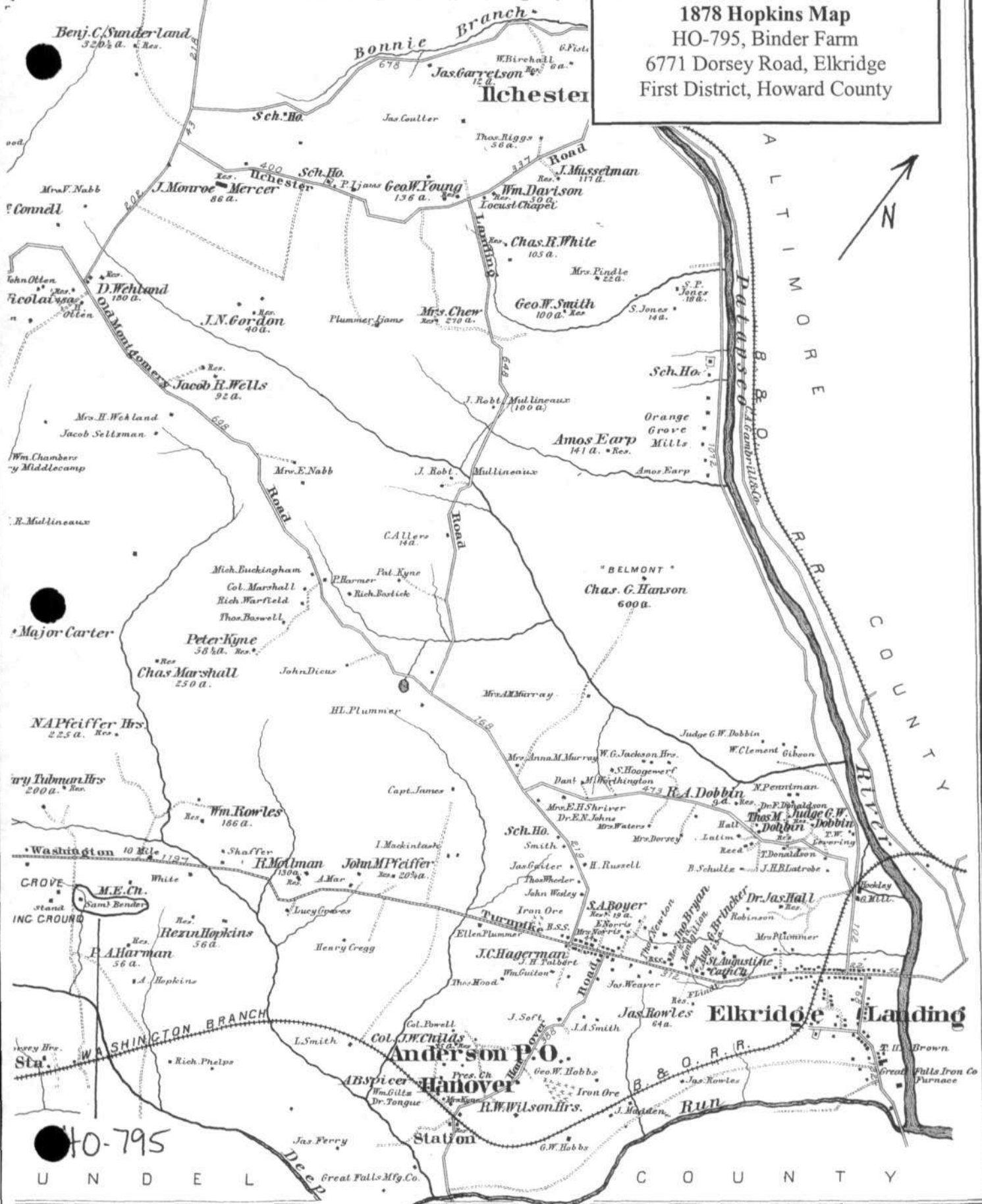
**Resource Sketch Map**

HO-795, Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County  
NOT DRAWN TO SCALE

SECOND

DISTRICT

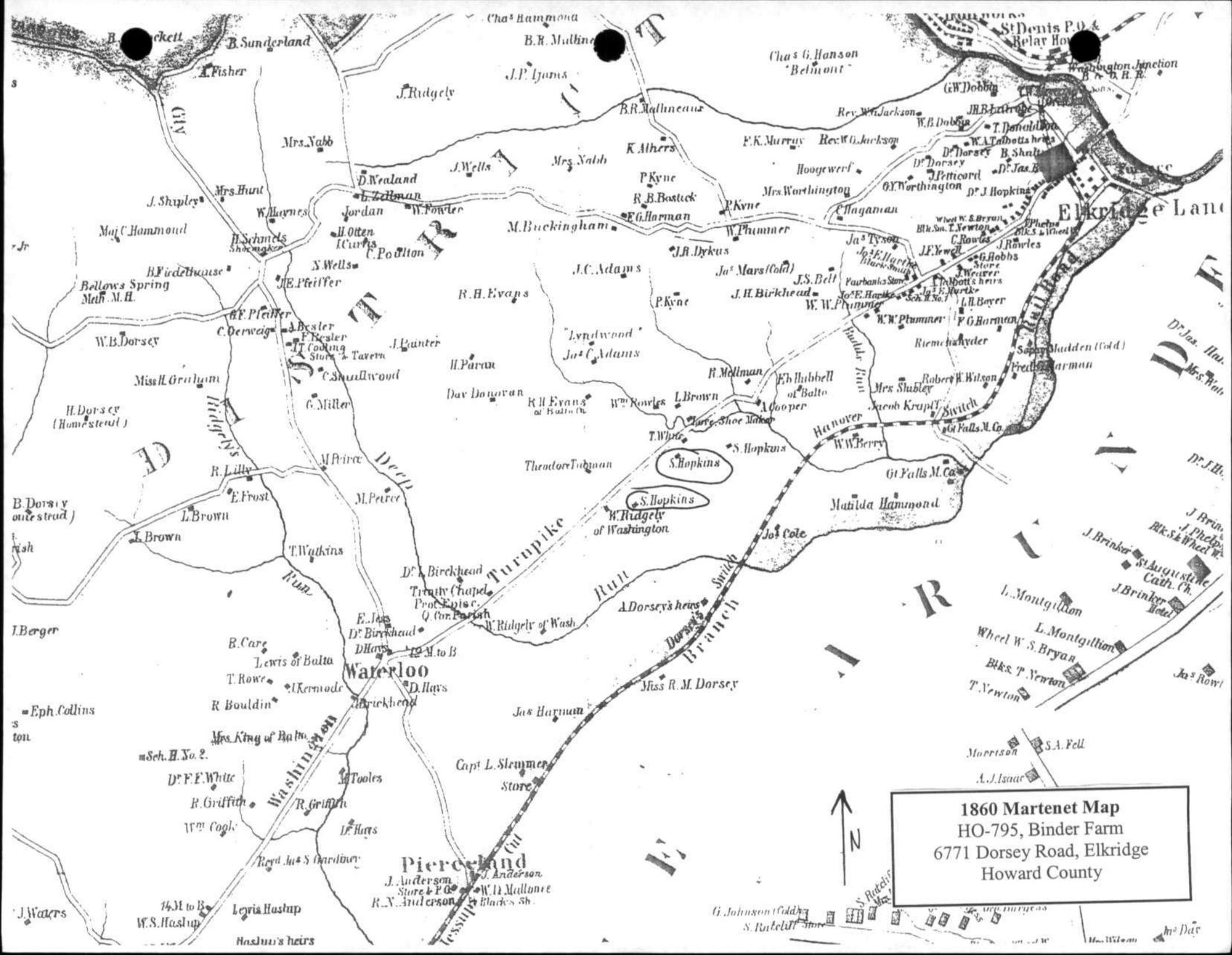
1878 Hopkins Map  
HO-795, Binder Farm  
6771 Dorsey Road, Elkridge  
First District, Howard County



HO-795

UND E L

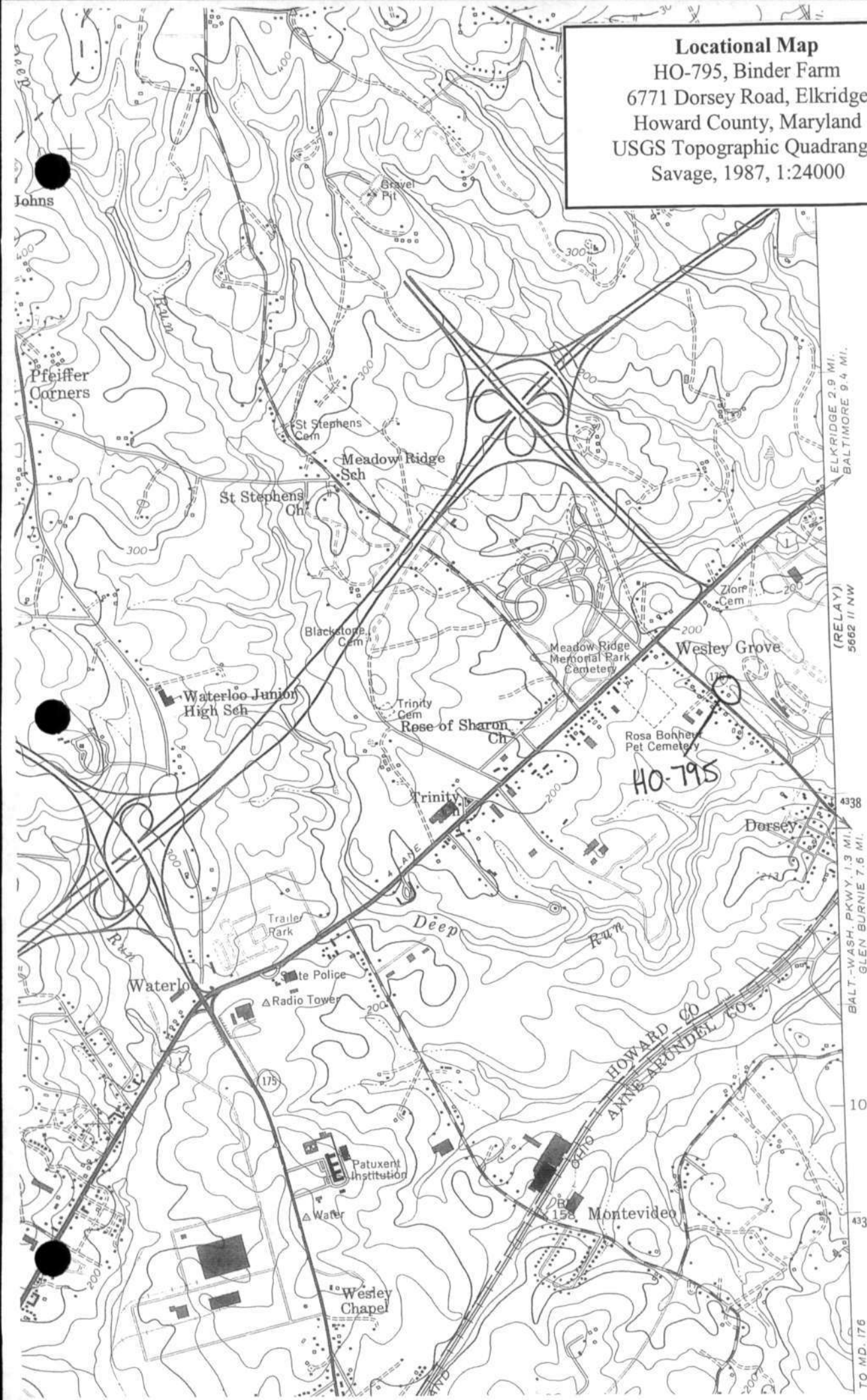
C O U N T Y



1860 Martenet Map  
HO-795, Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County



**Locational Map**  
HO-795, Binder Farm  
6771 Dorsey Road, Elkridge  
Howard County, Maryland  
USGS Topographic Quadrangle  
Savage, 1987, 1:24000



ELKRIDGE 2.9 MI.  
BALTIMORE 9.4 MI.

(RELAY)  
5662 II NW

4338  
BALT.-WASH. PKWY. 1.3 MI.  
GLEN BURNIE 7.6 MI.

10'

4336

TO MD. 176  
MORE 13 MI.



HO-795, Binder Farm  
6771 Dorsey Rd., Elkridge  
Howard County, MD  
Kistler Hill, 8/03  
Negative at MDSHPD

07 21+01 NNNNN 026

Looking NE from Dorsey Rd.,

1/16



H0-795, Binder Farm

6771 Dorsey Rd, Elkridge

Howard County, MD

Kristin Hill, 8/03

06 21+01 NNNNN 026

Negative at MDSH00

Looking east from Dorsey Rd.

2/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

05 21+01 NNNNN 026

Negative at MDSHPD

SW elevation

3/16





HO. 795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

04 21+02 NNNNN 026

Negative at MDSH20

SW elevation

4/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

16 21+01 NNNNN 026

Negative at MDSHPD

SW elevation

5/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

Negative at MD SHPO

15 21+01 NNNNN 026

Original portion of house, w elevation

6/16



H2-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

14 21+00 NNNNN 026

Kristin Hill, 8/03

Negative at MDSHP0

Addition, NE elevation, barn in rear

7/16





HJ-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Knistm Hill, 8/03

11 21+02 NNNNN 026

Negative at MDSHPO

SE elevation, original section in left foreground, well  
in right foreground

8/16



HO-795, Binder Farm,

6771 Darbey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

02 21+02 NNNNN 026

Negative at MDST00

South elevation, brick outbuilding in background

9/16



H0.795, Binder Farm  
6771 Dorsey Rd., Elkridge

Howard County, MD

01 21+02 NNNNN 026

Kristin Hill, 8/03

Negative at MDSHPD

Well and brick outbuilding, SW elevation

10/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

12 21+02 NNNNN 026

Kristin Hill, 8/03

Negative at MDSHPD

Brick outbuilding w/frame addition, SW elevation

11/16





HO. 795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

13 21+01 NNNNN 026

Negative at MDHP0

Brick outbuilding w/frame addition, NW elevation

12/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

Kristin Hill, 8/03

Negative at MD SHPO

03 21+01 NNNNN 026

Bank barn, w elevation

13/16



Ho-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

09 21+01 NNNNN 026

Kristin Hill, 8/03

Negative at MDSHPD

bank barn, west elevation, addition on left

14/16



HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County. MD

Kristin Hill, 8/03

08 21+01 NNNNN 026

Negative at MOSHPD

bank barn, NW elevation, addition on left

15/16





HO-795, Binder Farm

6771 Dorsey Rd., Elkridge

Howard County, MD

10 21+02 NNNNN 026

Kristin Hill, 8/03

Negative at MDSHPD

bank barn, SE elevation

16/16